

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19775 - APPLICANT/OWNERS: PROJECT ALTA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-6282) shall expire on June 1st, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6282) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6282) for a proposed mixed use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard.

The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. Therefore; a one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19774) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential), a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre), a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required, a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development, and a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission recommended approval on 11/04/04; staff also recommended approval of the application.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff had recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	16.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Commercial Single-family Residential	M (Medium Density Residential) MXU (Mixed-Use)	R-PD11 (Residential Planned Development – 11 Units per Acre) C-1 (Limited Commercial)
South	Commercial	UMC (Medical District)	PD (Planned Development)
East	Commercial	C (Commercial)	M (Industrial)
West	Multi-family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175-Foot)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Required	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	16.78 acres	N/A
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	20 Feet	95 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	70 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	31%	Y
Max. Building Height	N/A	9 stories/112'	N/A
Trash Enclosure	Walled and roofed	Interior	Y
Loading Zone	Screened	Screened	Y
Mech. Equipment	Screened	Not indicated	Not indicated

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		<i>Provided</i>
	Ratio	Trees	
Parking Area (Res.)	1 Tree/6 Spaces	24 Trees	40 Trees
Parking Area (Comm.)	1 Tree/6 Spaces	18 Trees	24 Trees
Buffer:	1 Tree/30 Linear Feet	135 Trees	154 Trees
• Min. Trees	15 Feet		15 Feet
• Min. Zone Width: Front	8 Feet		8 Feet
• Min. Zone Width: Side	6 Feet		6 Feet
• Wall height			

Pursuant to Title 19.10, the following parking standards apply:

Uses	GFA	Required			<i>Provided</i>	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Residential						
1-bedroom	214 units	1.25/unit	268			
2-bedroom	450 units	1.75/unit	788			
Guest spaces		1/6 units	111			
Retail	24,970 SF	1/250 GFA	100	4		
Total:			1,267	4	1,267	4

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. The Variance would be exercised upon the issuance of a building permit. A one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19774) shall be heard concurrently with this item.

Conditions of approval from SDR-6282:

1. Coordinate with the City Traffic Engineer regarding the design and construction of traffic calming measures on Shadow Lane and Mesquite Avenue. Construct such traffic calming devices as are approved by the traffic Engineer concurrent with development of this site.
2. A Special Use Permit (SUP-6284) to allow Mixed-Use development, and a Variance (VAR-6283) from Residential Adjacency Standards and the height limits listed in Title 19.08.030(C), approved by the City Council.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/05, except as amended by conditions herein.
5. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan. The trail may be located within the perimeter buffer area, provided that five-foot landscape amenity zones are located on both sides of the trail in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Turf shall not exceed a maximum of 12.5% of the total landscaped area.
7. Parking lot landscaping shall conform to the minimum requirements listed in Title 19.12.040.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Glazing shall conform to the Commercial Development Standards listed in Title 19.08.045.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. All property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Coordinate the right-of-way requirements and construction requirements for Martin L. King Boulevard and Alta Drive with the City Engineer's Office and the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.
18. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also dedicate the appropriate right-of-way required for a bus turnout/deceleration lane on Alta Drive and rights-of-way per standard drawing 201.1 for the intersection of Martin L. King Boulevard and Alta Drive unless specifically noted as not required by the updated Traffic Impact Analysis.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.
20. All new gated driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
24. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site.
25. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.

26. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

FINDINGS

Approval of the original Site Development Plan Review (SDR-6282) was granted on 06/01/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0